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2022/0462

Applicant: Mr Lester Powell

Erection of two storey extension to front, first floor extensions on side and rear/side, single storey extension to rear/side, replacement roof including changing from gable ends to hipped roof style and rendering of the external walls of the dwelling

35 Armroyd Lane, Elsecar, Barnsley, S74 8ET

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### Site Description

The application site relates to a detached residential property located on Armroyd Lane in Elsecar. The site is located in the Urban Fabric in what is predominantly a residential area. However, Armroyd Lane also has the entrance into Elsecar Park (beginning 65m to the East of the site), as well as a public house (The Milton Arms) and Elsecar Cricket Club and associated club house/drinking establishment, further to the East. The resultant streetscene is one which is diverse, with a variety of dwelling types, structures, sizes and external materials. Some of which are traditional in style, some dwellings are more modern and several have extensions which have a blend of both traditional and modern features.

The dwelling is constructed from a mix of red brick and render, with a parking area to the front which is bound by a dwarf stone wall with metal toppers.

### Relevant Site History

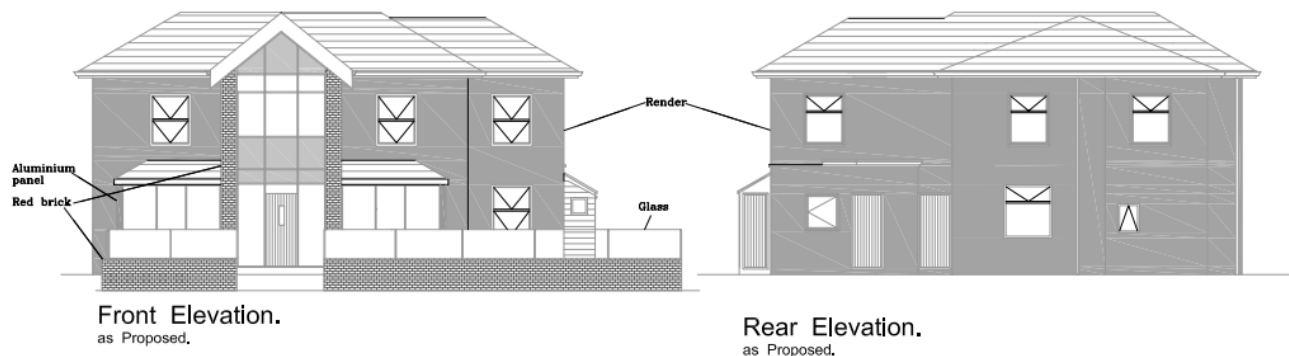
None

### Proposed Development

The applicant is seeking approval for several renovations to the dwelling which includes the following:

1. Erection of a two-storey front extension to be finished in red brick slips,
2. Erection of first floor side extension, projecting to the Eastern side of the property,
3. Erection of first floor side/rear extension, projecting to the Western side of the property,
4. Removal of existing conservatory and erection of a single storey flat roofed rear extension,
5. Alteration of the existing room from a standard pitched roof to a hipped roof,
6. Alteration of existing bay windows on the front elevation – to change the shape and external appearance with additional glazing,
7. Alteration to the wall to the front of the dwelling with removal of columns and addition of glass to the top of the walls,
8. Rendering of external walls, alteration to roof tiles and fenestration alterations (change to windows).

The design of the development has been amended, with a setback added to the first-floor side elevation off the Eastern elevation, addition of red brick slips to the front extension, addition of a hipped roof to the first floor side extension off Western elevation.





Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24<sup>th</sup> November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application. The following Local Plan policies are relevant:-

SD1 – Presumption in favour of sustainable development – When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

GD1 – General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

D1 – High Quality Design and Place Making – Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

## NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Paragraph 7 – the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 38 – Local planning authorities should approach decisions on proposed development in a positive and creative way.

Paragraph 111 – Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network should be severe.

Paragraph 119 – Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 126 - The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 134 – Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design taking into account any local design guidance and supplementary planning documents such as design guides and codes.

### SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals for should:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

These policies are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

### **Consultations**

None

### **Representations**

Neighbour consultation letters were sent to neighbouring residents; no comments were received.

### **Assessment**

#### Principle of development

The site falls within the urban fabric with the surrounding area predominantly being comprised of residential properties. Extensions, alterations to residential properties (and outbuildings) and the erection of new domestic outbuildings are considered acceptable in these areas where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety.

#### Visual Amenity

The proposed development includes several alterations which constitutes a fairly large renovation and alteration to the external appearance of the dwelling. Assessment will be made to the individual parts of the development as well as the accumulative impacts of the development on visual amenity.

Firstly, the development includes the erection of a two-storey front extension. The Council's SPD for House Extensions and Domestic Alterations does not have a specific section relating to first- or two-storey front extensions, but states that the front elevation of the dwelling is the most important due to its impact on the street scene and character of the area. Extensions therefore need to be of a high standard of design and will not be considered acceptable where they detract from the existing dwelling or character of the street scene.

Whilst being two storey, the front extension effectively infills the existing canopy/gap which is located to the front of the dwelling. The overall shape and symmetry of the dwelling is retained through this extension which projects to the front by a restrained amount (1.05m). The design of the front extension also introduces dark tinted glazing with aluminium curtain walling which is a high quality construction material, common on modern developments. The design of the front extension is considered to be acceptable

The development includes the erection of a first storey side extension which now features a set back and a set down (amended plans). It is not excessively sized, having a sideways projection of less than two-thirds the width of the existing dwelling and is subservient to the host dwelling.

The first-floor side/rear extension to the Western side is effectively positioned behind the dwelling and will largely be screened from the street. In any case, the amended plans show that this extension will feature a hipped roof to join up to the existing roof line – rather than the originally proposed flat roof. It does not have an excessive sideways or rearwards projection and is acceptable.

The roof design of the dwelling seeks to amend from a standard pitched/gable end roof to hipped. Armroyd lane is diverse with many different types of properties with various roof styles. Hipped roofs are a common feature in the street and this roof type alteration is considered to be appropriate.

The existing bow window to the front are being altered from a bow window into a bay window, with a hipped roof which is similar to the proposed new roof style/type of the main part of the dwelling. Additionally, the window style on the bay windows are being altered with increased glazing which is considered to fit into the overall design of the renovation and is acceptable.

The single storey rear extension features a flat roof which is generally seen as inferior compared to pitched roof or hipped roof to match the existing dwelling. However, a flat roof single storey extension is a typical feature on more modern residential development/house renovations and the flat roof results in a reduced overall height. The extension will be almost entirely screened from the street and therefore has little impact on the character of the dwelling or the area.

The development seeks to render the majority of the external walls of the dwelling. Render is a common feature on Armroyd lane with the existing property also containing render on the first floor. However, there were concerns that the amount of render and the increase in the size of the dwelling would lead to the dwelling being prominent within the street scene. The development also included the render of the retaining wall to the immediate front of the dwelling. As such, an amended plan was received which reduced the amount of render on the front elevation of the dwelling with the introduction of red brick to the front and either side of the two-storey front extension, and the retention of the existing brick retaining wall to the front of the dwelling.

These features remaining in brick are intended on breaking up the increased rendering on the property and retaining the existing character which is a mixture of red brick and render. Confirmation has also been received by the applicant in terms of render colour (Buttermilk/off-white), the exact specification for the red brick, roof tile colour and window colour. All of which are considered in keeping with the existing and the surrounding area. Buttermilk render is off-white, with a stone/yellow tint, which is similar to the render which is on the existing dwelling. The combination of render and light grey (RAL7016 windows is a common feature on modern residential developments and is considered to be suitable in terms of good design and the development's impact on visual amenity.



The fenestration changes to the dwelling are in relation to window type, colour with a slight change to the shape of the windows. However, the change to the shape is not significant and relates well to the existing character of the dwelling.

Finally, the proposed development includes an alteration to the retaining wall which is located to the immediate front of the dwelling, within the site. The alteration is to remove the concrete pillars/toppers to replace with glass. This change is permitted development as it is in relation to a fence which is not adjacent to a highway.

The proposed development comprises a large change to the dwelling, but the proposed design is not considered to be a poor design which harms the visual amenity of the area or significantly changes the character of the dwelling so that it would be overly prominent within what is a diverse street scene. Indeed, Armroyd Lane is comprised of a variety of dwelling type, structure and sizes which have been constructed

from a wide range of external materials. Within this context, the proposal is considered to be acceptable in terms of visual amenity.

### Residential Amenity

The dwelling is detached and is situated in a fairly large plot for a single dwelling, set back from the road, but there are neighbouring properties on either side of the dwelling.

The development includes 2 x first floor side extensions to the dwelling. The extension off the Eastern elevation will be in close proximity to the neighbouring property to the East (no. 33), almost on the boundary line but is not directly to the South of this neighbouring property. The main overshadowing impact will be on the front/side of the dwelling which is currently utilised for parking provision and on a detached garage. No habitable room windows on the front or rear will be directly impacted by the proposed extension off the Eastern elevation.

The first-floor side elevation located to the Western side of the dwelling is situated directly above an existing single storey lean to extension so does not increase the footprint size of the dwelling. There is a separation distance of 3m between the closest part of the extension and the shared boundary line between no. 35 and 37, and the closest part of 37 is 6m from the side elevation of the extension. This extension is also nestled in behind the main bulk of the dwelling and to the East of no. 37, therefore the overshadowing impact will be minimal.

Neither of the first-floor extensions fall within the 45-degree angle drawn from either of the neighbouring property's habitable room windows on the front or rear elevations. The proposal is therefore not considered to result in loss of outlook to either of the neighbouring property's. Likewise, the development will not lead to the installation of habitable room windows on the side elevations facing onto neighbouring properties. This is with the exception of the ground floor bi-folds on the single storey rear extension which face West into the side, rather than onto no. 37.

The proposed single storey rear extension features a flat roof with a total rearwards projection of 7.3m. There is no defined maximum rearwards projection in the SPD for single storey extensions to detached properties and the extension will replace the existing conservatory attached to the rear of the dwelling. The single storey rear extension is immediately adjacent to no. 33's detached garage, projecting passed this by 2m which is not an excessive amount. The overall overshadowing and overbearing impact is limited given that the extension is single storey but any such impact would be primarily on the neighbouring garage and not on the rear garden to an unreasonable amount.

The development also includes a two-storey front extension and alteration to the bay windows on the frontage. There are no properties on the adjacent side of Armroyd Lane (South side) which these elements would face onto and the front extension or altered bay windows therefore have little impact on residential amenity.

The proposed development is in compliance with Local Plan Policy GD1: General Development and SPD: House Extensions and Other Domestic Alterations and is acceptable in terms of residential amenity.

### Highways Safety

The extensions seek to significantly enlarge the property but there is no change to the access or parking area to the front which is of a sufficient size and easily capable of hosting at least 2 vehicles, in line with the Council's SPD for Parking and Local Plan Policy T4 and is acceptable in terms of highways safety.

### **Recommendation**

#### **Approved with Conditions**